

VILLA K11

CAP MARTIN, SOUTH OF FRANCE



the sun secret
PRIVATE COLLECTION

ABOUT THE VILLA

Located within a private and secure domaine on Cap Martin, and just a short distance from the Principality of Monaco, this villa benefits from grand accommodation. All whilst enjoying impressive panoramic views over the Riviera. The villa consists of the several detached buildings, fully equipped and renovated.

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MAIN VILLA

The villa was built in 1904 by Hans-Georg Tersling, one of the Riviera's most prominent architects of the time, who also designed the Hotel Metropole in Monte-Carlo and the Grand Hotel du CapMartin.

The property comprises a garden level, ground floor and two upper floors, with a basement.



SEASIDE SPLENDOR

The house boasts an extraordinary panoramic sea view with nothing between it and the rocks below. There are columned balconies on the side facades and large terraces looking out to sea, supported by high stilts that are dug into the rocks.

TIMELESS OPULENCE

The villa is extremely elegant, boasting Belle Epoque features (semi-circular colonnaded loggias) inspired by the Italian Renaissance and in the French style.







THE VIP LODGE

The VIP lodge is located beside the main villa, on the east side of the courtyard.

The building is in a Louis XVI style with slate roof tiles, high, small-paned windows and a horizontal stone wall. It comprises a ground floor and mezzanine, with no basement.

The small building is suitable for a couple of guests, with a lounge on the ground floor and an ensuite bedroom upstairs.



SEA VIEW



THE SPA FACILITIES

The spa facilities are accessible via an outside stairway.

This area is extremely lumierous thanks to its large windows. There is a cocktail bar, a cigar room, vine celer, a relaxation area, a billiards room, sauna, indoor gym and the access to outdoor gym.











THE POOL HOUSE

The Pool House is a traditional, semi-underground building located at the rear of the swimming pool. It features a kitchen, changing room with shower, hammam, and a large covered summer dining room, with a total surface area of approximately 110m².



GUEST HOUSE

The Guest House is a more recent Provencal-style villa that features 7 ensuite bedrooms, including the Master bedroom on the top floor with private balcony. There is a modern living room with the glass ceiling. All open to the dining area, the bar and a separate large kitchen.





SERENITY BECKONS

The key feature of the villa is a giant terrace with brick balusters and elegant stone stairs leading to the large swimming pool.





LIVING ROOM







THE LAND

The property is genuinely at the edge of the sea and is set on a magnificent plot of land measuring 3,2 hectares. This plateau of land is above a cliff, and one can walk down to the sea (or more precisely, to the Chemin des Douaniers).



COASTAL MAJESTY

The sumptuous gardens are perfectly maintained and boast breathtaking views over the sea and Monaco. The land is relatively flat all the way to the south edge of the main house, where it plunges straight into the sea. It is mainly planted with Mediterranean species - olive, fruit, palm, mimosa and pine trees, together with flower beds.



THE SWIMMING POOL

To one side of the house there is an immense, rectangular infinity pool measuring 25 x 12 metres, with a natural stone surround. The pool area is superb, with views over Monaco and the sea, and is surrounded by perfectly maintained lawns. There is a pool house of high standing. The pool is lined with mosaic tiles. It is heated which means it can be enjoyed all year round.



SWIMMING POOL



HELIPORT

Nestled in the heart of the French Riviera, our exquisite villa offers an exclusive amenity that sets it apart – a private helipad. This luxurious feature not only ensures seamless access to the finest destinations along the Côte d'Azur but also provides a breathtaking, bird's-eye view of the region's stunning landscapes.

HELIPORT



TENNIS COURT

Surrounded by lush greenery and the soothing Mediterranean breeze, our tennis court provides the perfect balance of recreation and relaxation, allowing you to savor the joy of the game while immersing yourself in the natural splendor of the region



TENNIS COURT

PRIVATE ACCESS

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